

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Allegheny Avenue, 840' W of the c/l
Highland Avenue
(527-A Allegheny Avenue)
9th Election District
4th Council District

Carol S. Rosencwaig
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-333-A
*

* * * * *

ORDER OF DISMISSAL

WHEREAS, this matter was scheduled for a public hearing on June 17, 2002, pursuant to a demand made by nearby property owners, to consider a Petition for Administrative Variance filed by the owner of the subject property, Carol S. Rosencwaig. The Petitioner sought variance relief from Sections 1B02.3.C.1 and 301.1A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition to an existing dwelling to have a rear setback of 24 feet in lieu of the required 30 feet, and an open projection (deck on said proposed addition) to be as close as 9 feet to the property line in lieu of the maximum allowed 22.5 feet. In addition, the Petitioner requested an amendment to the Final Development Plan for "523-525 Allegheny Avenue", Lot D thereof, to reflect the proposed modifications.

Pursuant to the written request for withdrawal dated May 20, 2002 from Carol S. Rosencwaig to Arnold Jablon, Director of the Department of Permits and Development Management,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of May, 2002 that the Petition for Administrative Variance in the above-captioned matter be and the same is hereby DISMISSED WITHOUT PREJUDICE.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Carol S. Rosencwaig
527-A Allegheny Avenue, Towson, Md. 21204
Lisa O'Mara, Esquire, Davis & Assoc., 409 Washington Ave., Suite 909, Towson, Md. 21204
Mr. Donald R. Wright, President, West Towson Neighborhood Assoc.
P.O. Box 502, Riderwood, Md. 21139-0502
Gerry Brewster, Esquire, 527 Allegheny Avenue, Towson, Md. 21204
Mr. Arnold Jablon, Director, DPDM; Mr. George Zahner, DPDM; People's Counsel; Case File

ORDER RECEIVED FOR FILING

Date 5/30/02

By [Signature]

5/20/02
WCR
Gesage
Handle
withdrawal

Carol S. Rozenywaig
527A Allegheny Avenue
Towson, Maryland 21204

May 20, 2002

Mr. Arnold Jablon
Director, Department PDM
Baltimore County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 02-333-A

Dear Mr. Jablon:

I just received your letter stating that the hearing date for the variance on my property is scheduled for June 17, 2002. However, at this time I want to withdraw my request for an Administrative Variance.

Thank you for your assistance in this matter.

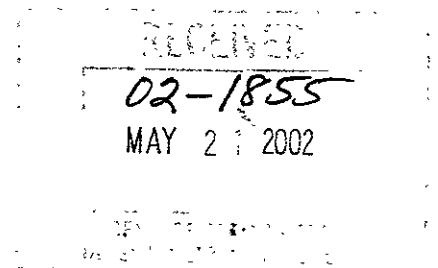
Sincerely,

Carol S. Rozenywaig

Carol S. Rozenywaig

Cc: Mr. Lawrence E. Schmidt
Lisa O'Mara, Esq.

ORDER RECEIVED FOR FILING
Date 5/30/02
By [Signature]





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

May 13, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-333-A
527A Allegheny Avenue
S/S Allegheny Avenue, 840' W centerline of Highland Avenue
9th Election District – 4th Councilmanic District
Legal Owner: Carol S Rozenywaig

Administrative Variance to allow an addition on an existing dwelling to have a rear setback of 24 feet in lieu of the required 30 feet, to allow an open projection (deck) on a proposed addition to be as close as 9 feet in lieu of the maximum permitted 22.5 feet, and to amend the final development plan of "523-525" Allegheny Avenue.

HEARING: Monday, June 17, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDL
Director

C: Carol S Rozenywaig, 527A Allegheny Avenue, Towson 21204
Donald R. Wright, West Towson Neighborhood Association, P O Box 502,
Riderwood 21139-0502
Gerry L. Brewster, 527 Allegheny Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 01, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Petition for Administrative Variance*

to the Zoning Commissioner of Baltimore County

* and to amend the Final Development Plan

for the property located at 527A Allegheny Avenue, Towson, MD 21204

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 to allow an addition on an existing dwelling to have a rear setback of 24 feet in lieu of the required 30 feet, and Section 301.1.A to allow an open projection (deck) on a proposed addition to be as close as 9 feet in lieu of the maximum permitted 22.5 feet, and to amend the Final Development Plan of "523-525 Allegheny Avenue" - lot D

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Carol S. Rozenywaig

Name - Type or Print

Signature

Name - Type or Print

Signature

(wk.) 410-494-8113

527A Allegheny Avenue (hm.) 410-821-5928

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Representative to be Contacted:

Carol S. Rozenywaig

Name

(wk.) 410-494-8113

527A Allegheny Avenue

(hm.) 410-821-5928

Address

Telephone No.

Towson

Maryland

21204

City

State

Zip Code

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By RDD Date 2/22/02

Estimated Posting Date 3/3/02

CASE NO. 02-333-A

RECEIVED 10/25/01

ORDER RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 527A Allegheny Avenue
Address
Towson Maryland 21204
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We wish to improve our current home with a rear addition to allow more living space for what has become a larger family than expected. Our property is irregularly shaped and it has unique topography with severe slopes from the front of the lot to the rear. As well, our existing rear yard is not easily accessible because it is difficult to move from the first floor to the back yard. The difference from the first floor level to the rear yard elevation is about 10-12 feet. For that reason, we would like to add a deck to the rear of the addition. The deck would provide a safe, secure and contained area outside for my family, especially young children, to gather. It has been determined that our existing rear yard setback is currently 43 feet. A proposed rear addition extending 12 feet to the rear will decrease the rear yard setback to 24 feet, and a 15 feet open structure deck within 9 feet to the rear yard property line. We have been to the Zoning Department and Environmental Department to see if there would be any negative impact with our proposed improvements, and found none.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Carol S. Rozencwaig
Signature

Signature

Carol S. Rozencwaig
Name - Type or Print

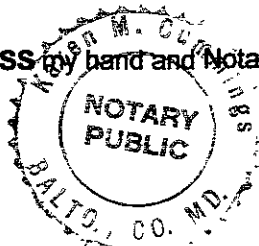
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of February, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Carol S. Rozencwaig
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Karen M. Cummings
Notary Public

My Commission Expires 9-1-02

ZONING DESCRIPTION FOR 527A ALLEGHENY AVENUE

Beginning at a point on the south side of Allegheny Avenue which is 60 feet wide at the distance of 840 feet west of the centerline of the nearest improved intersecting street Highland Avenue which is 60 feet wide. Being Lot # D in the subdivision of 523-525 Allegheny Avenue as recorded in Baltimore County Plat Book # 58, Folio # 84, containing 10,768 square feet. Also known as 527A Allegheny Avenue and located in the 9th Election District, 4th Councilmanic District.

Item # 333

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11104

DATE 2/22/02 ACCOUNT 001 006 6150

AMOUNT \$ 100.00

RECEIVED FROM: Carol Rozencwajg

FOR: Ad. Van case #02 333 A

and FDP

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAYD RECEIPT

PAYMENT ACTUAL TIME
2/22/2002 2/22/2002 09:51:53
REF US05 CASHIER R005 LRB DRAMER 5
>>RECEIPT # 252617 OFLN
DEPT 5 528 ZONING VERIFICATION
CR NO. 011104

Receipt Tot 100.00
100.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11200

DATE 3-12-02 ACCOUNT 001 006 6150

AMOUNT \$ 40,00

RECEIVED FROM: GERRY L BREWSTER

FOR: APPEAL CASE 02-333-A

MAIL LOG 02-719

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION



FORMAL DEMAND FOR HEARING

CASE NUMBER: 02-333-A

Address: 527A ALLEGHENY AVE.

Petitioner(s): CAROL ROZENCUWAIG

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I/We WEST TOWSON NEIGHBORHOOD ASSOC.
Name - Type or Print

() Legal Owner OR () Resident of

P.O. Box 502
Address

RIDERWOOD, MD 21139-0502
City State Zip Code

410-296-6732
Telephone Number

which is located approximately _____ feet from the
property, which is the subject of the above petition, do hereby
formally demand that a public hearing be set in this matter.
**ATTACHED IS THE REQUIRED PROCESSING FEE FOR THIS
DEMAND.**

Donald R. Wright 3/6/02
Signature Date
(PRESIDENT) DONALD R. WRIGHT

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 11221

DATE 3/6/02 ACCOUNT RC01 006 6150

AMOUNT \$ 40.00

RECEIVED
FROM:

DOH WRIGHT

FOR:

ZACHARY HEARIN

DEMAND

CASE # 02-333-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

INVOICE # 007/2002 3/06/2002 14:16:32
S. G. GORTCH PRODUCTIONS, INC. 5
CASHIER: J. GORTCH
DEPT: 5 588 ZACHARY HEARIN
CASH: 01/21

PAID TO: 40.00
PAID BY: 43.00 (4)
Baltimore County, Maryland

CASHIER'S VALIDATION



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 21, 2002

Carol S Rozenywaig
527A Allegheny Avenue
Towson MD 21204

Dear Ms. Rozenywaig:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 02-333-A

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on 527A Allegheny Avenue for a public hearing concerning the above-proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor
Zoning Review

WCR: gdz

C: Donald R. Wright, West Towson Neighborhood Association, P O Box 502,
Riderwood 21139-0502
Gerry L. Brewster, 527 Allegheny Avenue, Towson 21204

Come visit the County's Website at www.co.ba.md.us



NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-333-A

527A Allegheny Avenue

S/S Allegheny Avenue, 840' W centerline of Highland Avenue

9th Election District - 4th Councilmanic District

Legal Owner(s): Carol S. Rozenowicz

Administrative Variance: to allow an addition on an existing dwelling to have a rear setback of 24 feet in lieu of the required 30 feet, to allow an open projection (deck) on a proposed addition to be as close as 9 feet in lieu of the maximum permitted 22.5 feet, and to amend the final development plan of "523-525" Allegheny Avenue.

Hearing: Tuesday, April 23, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are "Handicapped Accessible" for special accommodations. Please contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/4/661 Apr. 9 C531114

CERTIFICATE OF PUBLICATION

4/11, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/9, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-333-A

Petitioner/Developer: _____

CAROL ROZENCWAIG

Date of Hearing/Closing: 3/18/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: MR. GEORGE ZANDER
~~Ms. Gwendolyn Stephens~~

Ladies and Gentlemen:

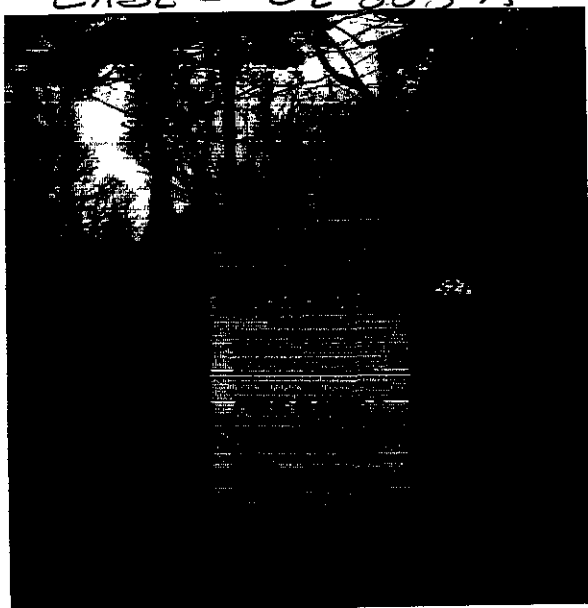
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

527 A ALLEGHENY AVE

The sign(s) were posted on _____

3 / 3 / 02
(Month, Day, Year)

CASE # 02-333-A



Sincerely,

Richard E. Hoffman 3/3/02
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

527 A ALLEGHENY AVE.
POSTED 3/3/02

Richard E. Hoffman 3/3/02

CERTIFICATE OF POSTING

RE: Case No.: 02-333-A

Petitioner/Developer: _____

CAROL S ROSENCRWAIG

Date of Hearing/Closing: 4/23/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

MR. GEORGE ZAHNER
Attention: ~~Ms. Gwendolyn Stephens~~

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

527A ALLEGHENY AVE

The sign(s) were posted on _____

4/7/02

(Month, Day, Year)

Sincerely,

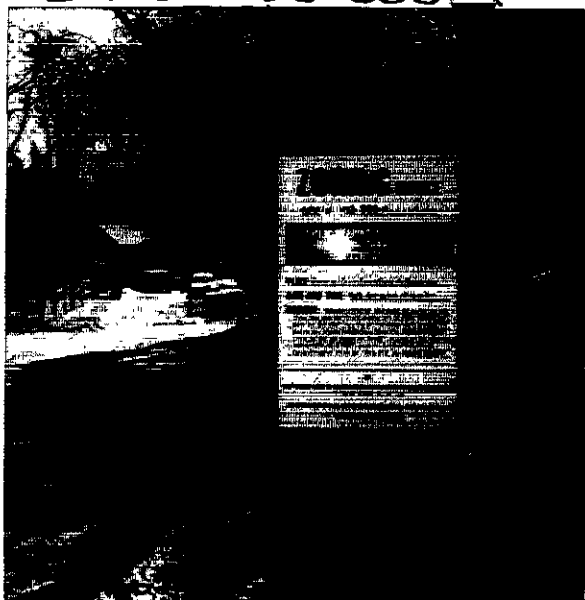
Richard E. Hoffman 4/7/02
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



527A ALLEGHENY AVE

POSTED 4/7/02

Richard E. Hoffman 4/7/02

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number 02-333A
Petitioner: CAROL S. ROZENCWAIG
Address or Location: 527A ALLEGHENY AVE.

PLEASE FORWARD ADVERTISING BILL TO

Name. CAROL ROZENCWAIG
Address 527A ALLEGHENY AVE.
TOWSON, MD 21204

Telephone Number: Home ~~410-494-8113~~ 410-821-5928

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 333 -A Address 527A Allegheny Ave

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/22/02 Posting Date: 3/3/02 Closing Date: 3/18/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 333 -A Address 527A Allegheny Ave

Petitioner's Name Carol Rozencwaig Telephone 410 821 5928

Posting Date: 3/3/02 Closing Date: 3/18/02

Wording for Sign: To Permit an addition on an existing dwelling to have a rear setback of 24 feet in lieu of the required 30 feet, to permit a deck to have a rear setback of 9 feet in lieu of the maximum permitted 22.5 feet, and to amend the FDP of "523-525 Allegheny Ave" - lot D

WCR - Revised 6/28/00

TO: PATUXENT PUBLISHING COMPANY
Tuesday, April 9, 2002 Issue – Jeffersonian

Please forward billing to:
Carol Rozencwaig
527A Allegheny Avenue
Towson MD 21204

410 821-5928

NOTICE OF ZONING HEARING

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527A Allegheny Avenue
S/S Allegheny Avenue, 840' W centerline of Highland Avenue
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Legal Owner: Carol S Rozencwaig

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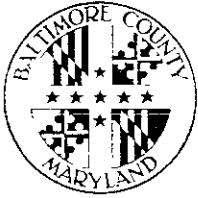
HEARING: Tuesday, April 23, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 21, 2002

NOTICE OF ZONING HEARING

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527A Allegheny Avenue
S/S Allegheny Avenue, 840' W centerline of Highland Avenue
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HEARING: Tuesday, April 23, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDC
Director GDC

C: Carol S Rozencwaig, 527A Allegheny Avenue, Towson 21204
Donald R. Wright, West Towson Neighborhood Association, P O Box 502,
Riderwood 21139-0502
Gerry L. Brewster, 527 Allegheny Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, APRIL 8, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

May 13, 2002

NOTICE OF ZONING HEARING

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HEARING: Monday, June 17, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDL
Director


C: Carol S Rozenywaig, 527A Allegheny Avenue, Towson 21204
Donald R. Wright, West Towson Neighborhood Association, P O Box 502,
Riderwood 21139-0502
Gerry L. Brewster, 527 Allegheny Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JUNE 01, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: April 9, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 2002
Item Nos. 333, 350, 351, 352, 353,
354, 355, 356, 358 and 359

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN: cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

March 12, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF March 11, 2002

Item No.: 333, 351, 355, 357, 358, and 359

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments regarding the item numbers listed above.

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/hbt*

DATE: April 9, 2002

Zoning Advisory Committee Meeting of March 11, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

333, 344, 350-355, 358, 359

Waiting on AG Comments for #356

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: March 25, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-317, 02-333, & 02-370

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Lutz

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 25, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning



SUBJECT: 527-A Allegheny Avenue

INFORMATION:

Item Number: 02-333

Petitioner:

Zoning: DR 3.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning was contacted by the West Towson Community Association and requested to conduct a site visit of the property located at 527-A Allegheny Avenue in Towson. The petitioner submitted a request for variances to reduce the required rear yard setback from 30 feet to 24 feet, and provide a deck that would further reduce the rear yard setback to 9 feet. On April 23, 2002, staff from the Office of Planning visited the site and provides the following comments:

- The petitioner's property is one of three panhandles located adjacent to one another. On the west side of the petitioner's property there is a panhandle lot known as 529 1/2 Allegheny Avenue, and on the east (other) side of the petitioner's lot is a panhandle lot known as 527 Allegheny Avenue. There is therefore, a cluster of three panhandle homes located next to one another. The lot conditions are similar for all three panhandle lots.
- The petitioner's lot is irregularly shaped and confined as are the other two adjacent panhandle lots located to the east and west. These lots were relatively recently constructed and built to the constraints of the existing lots and within the confines of existing zoning as these lots are similar, no one lot is unique.
- The general topography of the area slopes downhill from Allegheny Avenue towards a creek that separates the petitioners property (as well as the two adjoining panhandle lots)

from the Towson YMCA property. Due to the grade change all properties will have split ground level housing configurations. This condition is in no way unique to the area specifically or to Baltimore County generally.

In summary, based upon the information provided and the results of the site analysis/visit, staff recommends that the petitioners request be denied. Staff can find no basis for uniqueness in this particular case. Any improvements to the property should be in conformance with current zoning regulations.

If there should be any questions, please contact Mark Cunningham at 410-887-3480.

AFK: MAC:kma



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.8.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

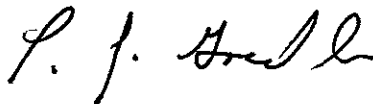
RE: Baltimore County
Item No. 333 RDD

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


lv Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Zoning Commissioner

April 18, 2002

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

Lisa O'Mara, Esquire
Davis & Associates
409 Washington Avenue, Suite 909
Towson, Maryland 21204

RE: PETITION FOR ADMINISTRATIVE VARIANCE
Case No. 02-333-A

Dear Ms. O'Mara:

This letter is to confirm receipt of your request for postponement of the above-captioned matter, which is currently scheduled for Tuesday, April 23, 2002. In that your request was initially received in this office via facsimile, we have advised George Zahner in the Department of Permits and Development Management that your request has been granted and to contact you to reschedule the matter as the docket permits. Moreover, it was agreed that you will arrange to have the sign on the property changed to reflect the postponement so that any interested citizens are advised accordingly. All parties will be notified in writing of the rescheduled hearing date and time, and you will be required to re-post the property.

In the meantime, should you have any further questions on the subject, please do not hesitate to call Mr. Zahner at 410-887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. George Zahner, DPDM
Case File



**DAVIS & ASSOCIATES
LAW OFFICES, P.A.**

J. EDWARD DAVIS
(1932-1997)

HILLARY GALLOWAY DAVIS
JOHN F. CONWELL
LISA M. O'MARA

MERCANTILE BLDNG. - SUITE 909
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 494-9000 (800) 499-2118
FAX - (410) 823-6839

82 W WASHINGTON ST.
HAGERSTOWN, MARYLAND
21740
(301) 791-0077

APR 17 2002

April 15, 2002

VIA FACSIMILE (410-887-3468) AND U.S. POST

Lawrence E. Schmidt
Zoning Commissioner, Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

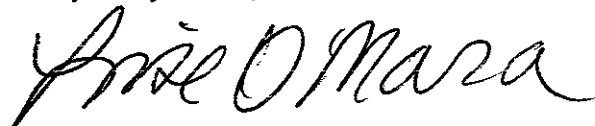
Re: Administrative Variance Public Hearing April 23, 2002
Case No. 02-333-A

Dear Commissioner Schmidt,

This firm has recently been retained by Carol S. Rozenswaig, owner of 527A Allegheny Avenue, Towson, Maryland, in the above referenced administrative variance hearing which is scheduled for public hearing on April 23, 2002 at 10:00 a.m. I am writing to request a postponement of the scheduled hearing. The reason for the requested postponement is that I have a conflict on the date in question, having also been scheduled to appear before the Maryland State Board of Education in Baltimore City on April 23, 2002, in a personnel matter. Attached please find a copy of the hearing notice from the Maryland State Board of Education. As there is opposition to the requested variance, the length of time required for the administrative variance hearing is uncertain, and as such, may impede my ability to meet my obligation before the Board of Education.

Please advise should any additional information be required. I thank you in advance for your attention to this matter.

Very Truly Yours,


Lisa O'Mara

cc. Carol S. Rozenswaig

Donald R. Wright
Gerry L. Brewster



Maryland State Board of Education

200 W. BALTIMORE STREET / BALTIMORE, MARYLAND 21201-2595 / (410) 767-0467

MEMORANDUM

April 5, 2002

TO: Lisa O'Mara, Esquire
Dana H. Murray, Assistant Attorney General

FROM: Valerie V. Cloutier *Valerie/Cloutier*
Principal Counsel
Maryland State Board of Education

SUBJECT: *Philip Cohen v. MSDE*
OAH Case No.: MSDE-BE-05-0200000001
FINAL ARGUMENT (REVISED NOTICE)

This is to advise the parties that **final argument** on the personnel matter referenced above has been rescheduled before the Maryland State Board of Education to **Tuesday, April 23, 2002, at 2:00 p.m.** in the 7th floor board room at the Maryland State Department of Education, 200 West Baltimore Street, Baltimore, Maryland 21201. Because this is a personnel matter, the final argument will be conducted before the State Board in an executive session. Should the parties agree to waive final argument, a stipulation to that effect must be submitted to the State Board on or before Friday, April 19, 2002.

I appreciate your attention to this matter. Thank you.

c: Anthony South
State Board File

G:\AIREYC\WPDATA\APPEALS\OralArgument\Memo\cohenApril02.wpd

**DAVIS & ASSOCIATES
LAW OFFICES, P.A.**

J. EDWARD DAVIS
(1932-1997)

HILLARY GALLOWAY DAVIS
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April 15, 2002

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Lawrence E. Schmidt
Zoning Commissioner, Baltimore County
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

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Case No. 02-333-A

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Very Truly Yours,


Lisa O'Mara

cc. Carol S. Rozenswaig

Donald R. Wright
Gerry L. Brewster



Maryland State Board of Education

200 W. BALTIMORE STREET / BALTIMORE, MARYLAND 21201-2595 / (410) 767-0467

MEMORANDUM

April 5, 2002

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Principal Counsel
Maryland State Board of Education

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c: Anthony South
State Board File

G:\AREY\CWP\DATA\APPEALS\OralArgumentMemo\cohenApril02\wpd



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdinspect@co.ba.md.us

April 12, 2002

Francis X. Borgerding, Jr., Esquire
Mercantile - Towson Building Suite 600
409 Washington Avenue
Towson, Maryland 21204

Dear Mr. Borgerding:

Re: 527A Allegheny Avenue, Garage Conversion/Deck Installation

Please be advised that a check of building inspection records failed to indicate any permits issued to 527 or 527A Allegheny Avenue during the past three years relating to the garage conversion/deck installation. In speaking with Division Chief Raymond S. Wisnom, Jr., because these actions took place an estimated three years ago, building inspection cannot address these concerns because of existing statute of limitation legislation.

If additional questions remain, consult with either Building Supervisor John Altmeyer (410-887-3953) or Mr. Wisnom at (410-887-3373), since I lack expertise in this area.

Sincerely,

A handwritten signature in black ink, appearing to read "J. H. Thompson", is written over the typed name and title.

James H. Thompson
Code Inspections and
Enforcement Supervisor

JHT/hek

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

West Towson Neighborhood Association

P.O. Box 502
Riderwood, MD 21139-0502

3/11/02
WCK
P

March 6, 2002

Arnold Jablon, Esq., Director
Permits and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Ref: CASE # 02-333-A

Dear Mr. ^{Arnold}Jablon:

The West Towson Neighborhood Association demands a public hearing on the Administrative Variance for an addition requested by Carol Rozencwaig owner of 527A Allegheny Avenue. There are many inconsistencies in the Affidavit in Support of Administrative Variance. Although a well-planned addition usually adds value to the existing home and adjacent homes, we feel that this addition will have a negative impact on adjacent properties.

I have been a part of this process with my own addition to my home. I talked with all neighbors and presented and reviewed detailed architectural plans with them. I had each neighbor sign an affidavit in support of my addition. Carol Rozencwaig has made no effort to discuss her plans with anyone. We would like to give her the opportunity to do so!

Respectfully,



Donald R. Wright
President

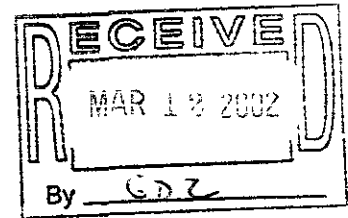
cc: Richard Parsons, 1st Vice President
Gerry Brewster, Esq., 527 Allegheny Ave.
William Smith, 529 1/2 Allegheny Avenue

MAR 8 2002
02-719

GERRY L. BREWSTER
ATTORNEY AT LAW
527 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (410) 337-7173
FAX (410) 821-5111

3/12/02

Arnold Jablon, Esq
Director, Permits + Development
111 W. Chesapeake Ave
Towson, Md 21204



Ref: Case # 02-333-A

Dear Mr. Jablon,

My neighbor at 527 A
Allegheny Ave has requested some
Administrative Variances.

I most respectfully
request your consideration for a
full public hearing. I am very
opposed to this development.

Thank you for your
Time and consideration.

Sincerely,

Gerry L. Brewster

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 02-333-A

Date Completed/Initials

3-8-02

PREPARE HEARING FILE (put case number on all papers, hole punch and place appropriately; put label and case number on folder, complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing, post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder, file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies, mail original and copies; send copy to zoning commissioner, file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

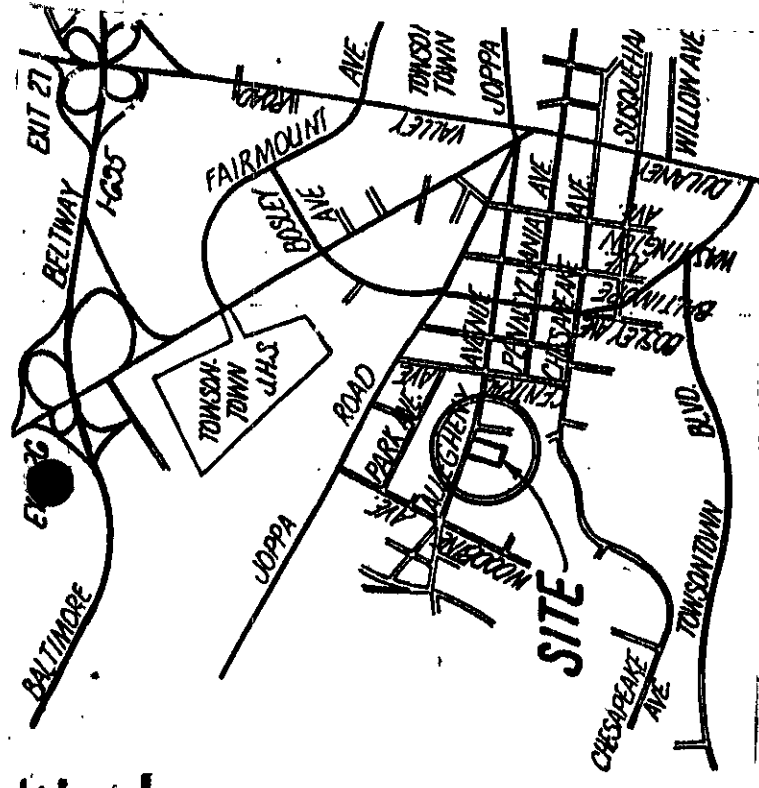
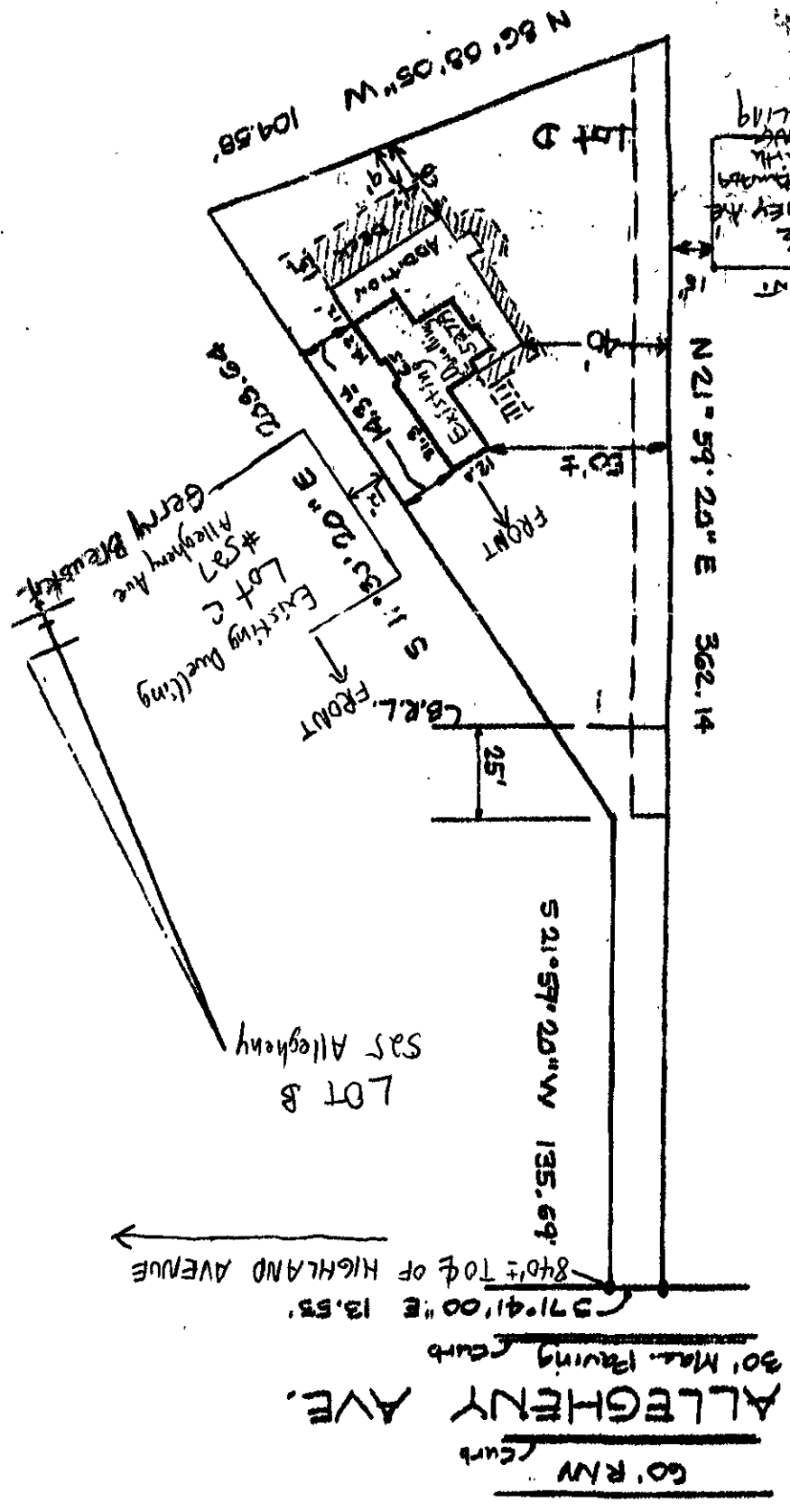
ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file, make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday, verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

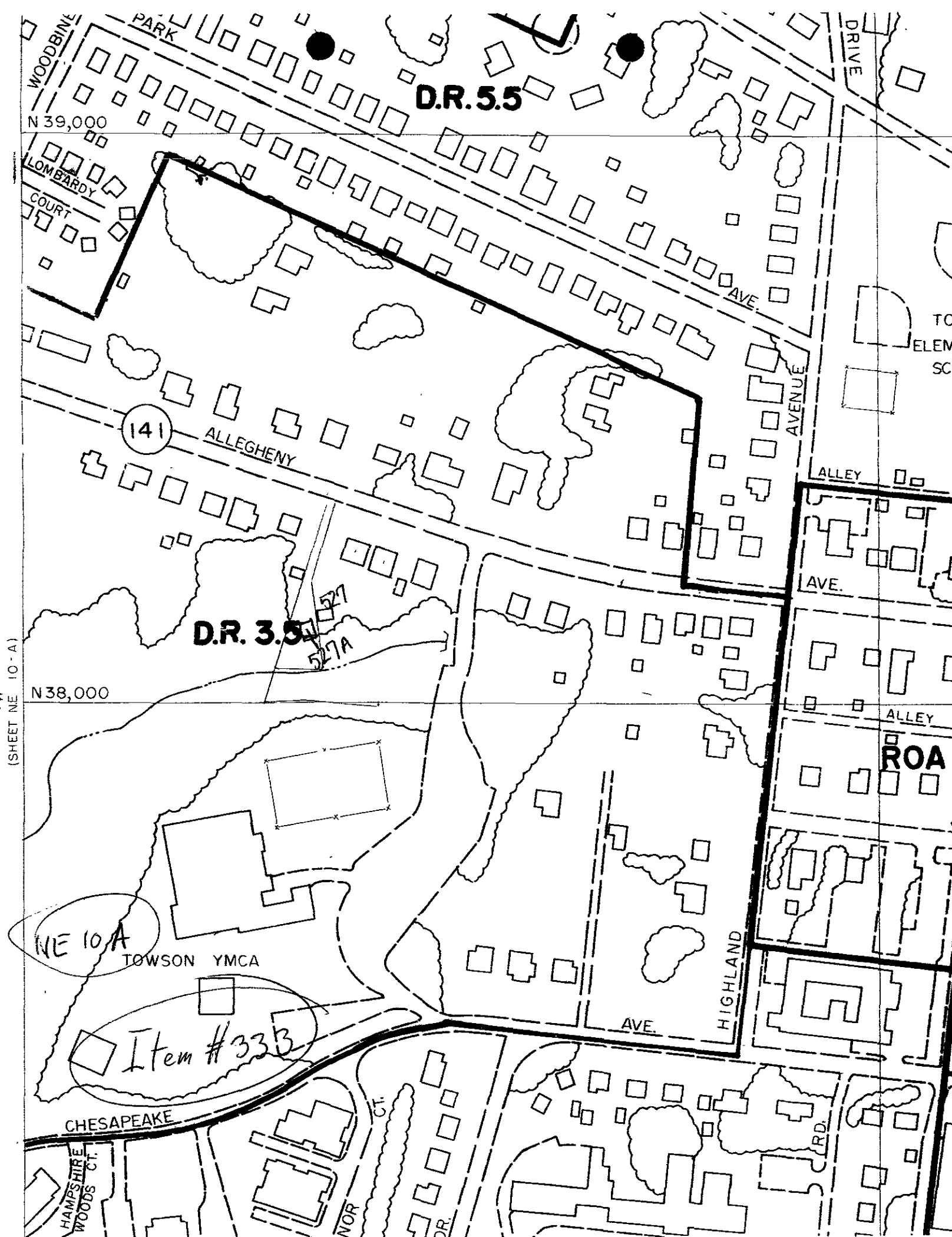
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE

PROPERTY ADDRESS 527A Allegheny Avenue
SUBDIVISION NAME 523-525 Allegheny Avenue
PLAT BOOK # 58 FOLIO # 84 LOT # D SECTION #
OWNER Carol S. Rozencwaig



| | | |
|---|-------------------------------------|-------------------------------------|
| VICINITY MAP SCALE: 1" = 3000' | | |
| LOCATION INFORMATION | | |
| ELECTION DISTRICT | 9H | |
| COUNCILMANIC DISTRICT | 4H | |
| 1"=200' SCALE MAP # | NE-10-A | |
| ZONING | DR 3.5 | |
| LOT SIZE | ACREAGE | SQUARE FEET |
| | 10,768 | |
| SEWER | PUBLIC | PRIVATE |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| WATER | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| CHESAPEAKE BAY CRITICAL AREA | YES | NO |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| HISTORIC PROPERTY / BUILDING | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| PRIOR ZONING HEARING <u>84-245-A & 87-436-SPH</u> | | |
| ZONING OFFICE USE ONLY | | |
| REVIEWED BY | ITEM # | CASE # |
| <u>R.D.</u> | <u>333</u> | <u>02-333-A</u> |

PREPARED BY Carol S. Rozencwaig SCALE OF DRAWING: 1" = 50'



D.R. 5.5

D.R. 3.5

TOWSON YMCA

Item #333

CHESAPEAKE

HAMPSHIRE WOODS CT

NOR DR

141

ALLEGHENY

N 39,000

N 38,000

NE 10A

527
527A

DRIVE

AVE.

AVENUE

ALLEY

AVE.

ALLEY

ROAD

AVE.

HIGHLAND

RD.



CONSTRUCTION AREA



1/21/83 333

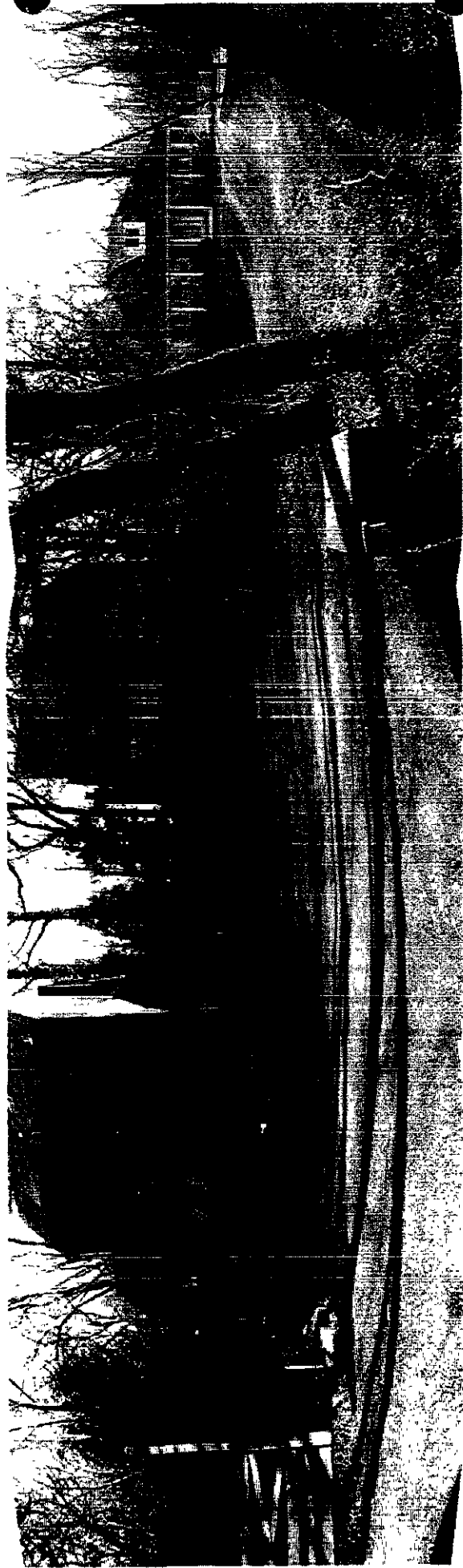
this picture was taken
from Allegheny Ave.

Front View

529 1/2

527A

527



Item # 333

